After determining that a quorum was present, the Denton Tax Increment Finance Zone No.1 Board convened on Tuesday, May 1, 2015 at 12:16 p.m. in the City Hall Work Session Room, 215 E. McKinney, Denton, Texas.

PRESENT: Bob Moses, Harold Strong, Marty Rivers, Virgil Strange, Hank Dickenson, and Kevin Roden

ABSENT: Mayor Chris Watts

STAFF PRESENT: Julie Glover, Caroline Booth, Christina Davis, Karen Boenker, Ron Menguita, Julie Wyatt, Don McLaughlin, Haywood Morgan, Brent Heath, Mark Nelson, Sarah Lollar, Jerry Fielder, and Lenn Carter

REGULAR SESSION

1. Consider approval of the minutes of the January 16, 2015 Tax Increment Finance Zone No.1 Board meeting.

Strange motioned approval of the January 16, 2015 Tax Increment Finance Zone No.1 Board meeting as presented. The motion was seconded by Strong and carried unanimously (6-0).

2. Receive a report and hold a discussion regarding expenditure of TIF funds for pedestrian lighting for 601 E. Hickory and general area.

Ron Menguita, Development Review Committee Administrator, gave a presentation for consideration to fund:

- Hickory street lighting improvements = $13,594 (material and labor only)
- Extend the same style of lighting across the street for City Hall East = $36,445 (material and labor only)

Menguita reviewed the Denton Plan 2030’s Vision Statement and Future Land use Designations and the Downtown Implementation Plan’s Goal CC-4: Create Character. Menguita informed the Board about the future plans for 608 E. Hickory St. to contain offices, restaurants, and apartments. Menguita presented his request to the Board because there is existing lighting and, per City Code, lighting is not the responsibility of the developer, if there is current street lighting. In this instance, there are the standard cobra-head lights. The Implementation Plan suggests utilizing decorative lighting that mirror what was recently installed in the E. Hickory St. Project. A continuity of street lighting could enhance the pedestrian experience; encourage additional economic investment and redevelopment in the area, and carry out the Plan’s goal CC-4: Create Character.

3. Receive staff Activity Reports
   a. Business Closed: Courthouse Collections

4. **Receive a report, hold a discussion, and give staff direction regarding an economic development incentive agreement for a downtown project, where a deliberation in an open meeting would have a detrimental effect on the position of the governing body in negotiations with a third party. This discussion shall include commercial and financial information the City has received from the developer which the City seeks to have locate, stay, or expand in or near the territory of the city, and with which the City is conducting economic development negotiations and lease negotiations; including the offer of financial or other incentive (Bissett).**

The Board did not enter into closed session and Item 4 was not heard.

5. **Make a recommendation to City Council regarding using Downtown TIF Number One funds for pedestrian lighting for 601 Hickory Street and general area.**

   Strong motioned to recommend to City Council approval of using the Downtown TIF Number One funds in an amount up to $20,000 for pedestrian lighting on the south side of E. Hickory St. from the DCTA Transit Center to Exposition St., with the type of lighting to be determined by the Downtown Task Force and/or other governing body.

6. **Meeting adjourned at 1:15 p.m.**